

165.0

Map

0003

Block

0007.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 858,600 /

USE VALUE: 858,600 /

ASSESSed: 858,600 /

Total Card /

Total Parcel

858,600

858,600

858,600

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No

Alt No

Direction/Street/City

10

DANIELS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: ZUCKERMAN SANDRA D &

Owner 2: BREW-SMITH FRANCES &

Owner 3: REYNOLDS-ZUCKERMAS SARAH

Street 1: 10 DANIELS ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA

Cntry

Own Occ: Y

Postal: 02476

Type:

PREVIOUS OWNER

Owner 1: O LEARY KATHERINE/FELTZ BRIAN -

Owner 2: O LEARY DANIEL -

Street 1: 38 CROCKER ROAD

Twn/City: MEDFORD

St/Prov: MA

Cntry

Postal: 02155

NARRATIVE DESCRIPTION

This parcel contains .103 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1917, having primarily Wood Shingle Exterior and 2224 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code

Descrip/No

Amount

Com. Int

PROPERTY FACTORS

Item

Code

Description

%

Item

Code

Description

Z

R2

TWO FAMIL

100

water

o

Sewer

n

Electri

Census:

Exmpt

Flood Haz:

D

Topo

2

Above Stree

s

Street

t

Gas:

Legal Description

User Acct

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Parcel ID

165.0-0003-0007.0

PRINT

Date

Time

12/30/21

15:33:22

LAST REV

Date

Time

08/11/20

10:53:41

danam

12775

USER DEFINED

Prior Id # 1: 109224

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

Use Code

Land Size

Building Value

Yard Items

Land Value

Total Value

104

4488.000

470,400

388,200

858,600

Total Card

0.103

470,400

388,200

858,600

Total Parcel

0.103

470,400

388,200

858,600

Source: Market Adj Cost

Total Value per SQ unit /Card:

386.06

/Parcel:

386.06

PREVIOUS ASSESSMENT

Tax Yr

Use

Cat

Bldg Value

Yrd Items

Land Size

Land Value

Total Value

Asses'd Value

Notes

Date

2022

104

FV

470,400

0

4,488.

388,200

858,600

Year end

12/23/2021

2021

104

FV

450,000

0

4,488.

388,200

838,200

Year End Roll

12/10/2020

2020

104

FV

450,100

0

4,488.

388,200

838,300

838,300

Year End Roll

12/18/2019

2019

104

FV

351,100

0

4,488.

388,200

739,300

739,300

Year End Roll

1/3/2019

2018

104

FV

351,100

0

4,488.

343,900

695,000

695,000

Year End Roll

12/20/2017

2017

104

FV

330,300

0

4,488.

288,400

618,700

618,700

Year End Roll

1/3/2017

2016

104

FV

330,300

0

4,488.

288,400

618,700

618,700

Year End

1/4/2016

2015

104

FV

296,100

0

4,488.

249,600

545,700

545,700

Year End Roll

12/11/2014

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor

Legal Ref

Type

Date

Sale Code

Sale Price

V

Tst

Verif

Notes

O LEARY KATHERI

62474-248

8/19/2013

670,000

No

No

KERR JOHN

45041-96

4/22/2005

616,500

No

No

KERR JOHN/JESSI

42298-575

3/24/2004

Family

1

No

No

CRONIN WILLIAM

38553-461

3/27/2003

545,000

No

No

IGO RUTH/ETAL

23941-70

11/23/1993

1

No

No

F

BUILDING PERMITS

ACTIVITY INFORMATION

Date

Number

Descrip

Amount

C/O

Last Visit

Fed Code

F. Descrip

Comment

Date

Result

By

Name

6/23/2020

681

New Wind

36,125

C

6/12/2014

Info Fm Prmt

PC

PHIL C

4/2/2014

269

Renovate

10,000

10/22/2008

Meas/Inspect

355

PATRIOT

6/23/2010

730

Manual

3,500

RETILE TUB

7/25/2005

MLS

HC

Helen Chinal

12/10/2009

1240

Re-Roof

560

6/15/2003

MLS

HC

Helen Chinal

10/17/2008

1306

Redo Kit

10,000

C

12/2/1999

Meas/Inspect

270

PATRIOT

8/22/2006

707

Re-Roof

1,000

rubber roof on po

4/22/1998

PM

Peter M

Sign:

VERIFICATION OF VISIT NOT DATA

___/___/___

Use Code

Description

LUC Fact

No of Units

Depth / PriceUnits

Unit Type

Land Type

LT Factor

Base Value

Unit Price

Adj

Neigh

Neigh Infl

Neigh Mod

Infl 1

%

Infl 2

%

Infl 3

%

Appraised Value

Alt Class

%

Spec Land

J Code

Fact

Use Value

Notes

104

Two Family

4488

Sq. Ft.

Site

0

70.

1.24

8

388,248

388,200

Total AC/HA: 0.10303

Total SF/SM: 4488

Parcel LUC: 104

Two Family

Prime NB Desc

ARLINGTON

Total:

388,248

Spl Credit

Total:

388,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

aprob

2023

